

**TOWN OF SOMERS
ZONING COMMISSION
P.O. BOX 308
SOMERS, CT 06071**

**ZONING MINUTES
REGULAR MEETING
APRIL 19, 2010
TOWN HALL – 7:00 p.m.**

I. CALL TO ORDER:

Chair Jill Conklin called the regular meeting of the Zoning Commission to order at 7:00 p.m. Members: Rob Martin, Dan Fraro and alternate member Paige Rasid, seated for the vacant Commission member seat, were present and constituted a quorum. Also present: John Collins, Zoning Liaison.

II. PUBLIC HEARING

a. Application for Special Use Permit: Bruce D. Tyler for a Home Occupation at 59 Beverly Drive, Somers, CT volume 286, page 291 to conduct a law practice.

Chair Jill Conklin opened the Public Hearing by introducing herself and Zoning Commission members. She informed the Applicant, Mr. Tyler, his application was self-explanatory. Ms. Conklin then pointed that there were no other residents in attendance for this Public Hearing Application. She then asked the Mr. Tyler and Commission members for any final comments or questions on this application. None were brought forth.

A motion was made by Mr. Martin to close the Public Hearing portion of the Meeting at 7:04 pm; seconded by Ms. Rasid, and then voted unanimously by members to close the Public Hearing.

III. MINUTES APPROVAL (3/15/2010):

Ms. Conklin asked members for comments or changes to the March 15, 2010 Minutes. Mr. Collins pointed out that in two places: Section II Public Hearing and Section V New Business needs to be corrected. In both sections, 3 individuals had written to the Zoning Commission expressing opposition to an Application for Special Use Permit for Carolyn Gall. Those individuals should have been named within the 3/15/2010 Minutes.

Therefore, the 3/15/2010 Minutes are to be amended to include the fact that the following persons had written to the Zoning Commission in opposition to Ms. Gall's Application:

- Chris Koren, 72 Billings Road, Somers, CT
- George Parkhurst, 72 Billings Road, Somers, CT
- Marilyn Guimond, 78 Billings Road, Somers, CT

A motion was made by Mr. Martin to approve the March 15, 2010 Minutes as amended; seconded by Mr. Fraro, followed by a unanimous vote to approve.

Mr. Martin made a motion to change the order of tonight's agenda, move to New Business to accommodate Mr. Tyler; seconded by Ms. Rasid, followed by a unanimous vote.

NEW BUSINESS:

- a. Application for Special Use Permit: Bruce D. Tyler for a Home Occupation at 59 Beverly Drive, Somers, CT volume 286, page 291 to conduct a law practice.**

Mr. Collins re-opened the discussion by showing Members the Site Plan and stated that the office would use 132 of 249 square feet of the living room, well under the 25% maximum requirement. He has one employee that will also work within the home. Ms. Conklin asked for any additional comments or questions on this application. None were brought forth.

A motion was made by Mr. Martin to approve this Application for a Special Use Permit; seconded by Mr. Fraro, followed by a unanimous vote as approved.

IV. OLD BUSINESS:

- a. Review Meeting Schedule**

Mr. Collins reminded members that at the 2/16/10 Zoning Commission Meeting, the group had decided to move to a once monthly (3rd Monday of each month) meeting. He then distributed copies of the revised Zoning Commission meeting dates for the remainder of 2010.

A motion was made by Mr. Martin to approve the revised 2010 Zoning Commission meeting dates; seconded by Mr. Fraro, followed by a unanimous vote as approved.

- b. Batting Cage Design for Permit**

Mr. Collins distributed a rendering of the proposed Batting Cage at the Somers Golf Center. He pointed out it the Permit had previously been approved, subject to the Commission's receipt of the rendering.

Mr. Martin again expressed his hope of re-activating the Architecture Design and Review Board. He felt not to do so was a disservice to Town residents who had volunteered to serve on this Board. A short discussion followed. It was decided that Mr. Collins would draft a memo to First Selectman, Lisa Pellegrini asking about the status of this Board.

V. NEW BUSINESS:

- b. Windmill Regulations**

Mr. Collins told Members that he had received a query on the Town's Windmill regulations from a resident. He added that there is currently no provision in Zoning Regulations for Windmills. He distributed a copy of Ellington's Zoning Regulations' language; should the Commission choose to adopt/draft its own regulation. It was decided that Members would review the Ellington Regulations and re-address this at the next meeting.

- c. Outdoor Seating/SCOD**

Mr. Collins stated that he has received a number of queries from business owners in the Somersville Center Overlay District (SCOD) for outdoor seating. Members understood the owners' desire, and agreed that each interested party should submit a formal application and a site plan presented to the Zoning Commission. Each applicant would then be viewed on an individual basis.

VI. DISCUSSION (Other):

None.

VII. STAFF/COMMISSIONER REPORTS:

There were no Staff/Commissioner reports.

VIII. CORRESPONDENCE AND BILLS:

Mr. Collins submitted the following invoice for payment:

Journal Inquirer (Public Notice)	\$259.71
----------------------------------	----------

A motion was made by Mr. Fraro to approve this invoice for payment; seconded by Ms. Rasid, then unanimously approved by the members.

IX. ADJOURNMENT:

A motion was made by Ms. Rasid; seconded by Mr. Fraro, and unanimously voted to adjourn the April 19, 2010 regular meeting of the Zoning Commission at 7:36 pm.

Respectfully submitted,

Daniel Fraro, Secretary

Kimberly E. Dombek, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.